

TEXAS TRANSPORTATION COMMISSION

BROWN County

MINUTE ORDER

Page 1 of 1

BROWNWOOD District

In the city of Brownwood, BROWN COUNTY, on US 67/84, the State of Texas acquired an easement interest in certain land for state highway purposes by instrument recorded in Volume 279, Page 397, Deed Records of Brown County, Texas.

A portion of the land (surplus easement), described in Exhibit A, is no longer needed for a state highway purpose.

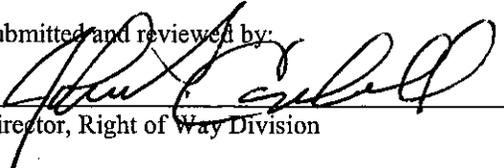
In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (commission) may recommend the sale of surplus easements.

Jareen E. Schmidt, Trustee of the Jareen E. Schmidt Revocable Trust, the owner of the fee underlying the surplus easement, has requested that the surplus easement be sold for \$12,826.

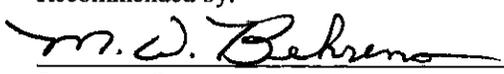
The commission finds \$12,826 to be a fair and reasonable value of the state's rights and interest in the surplus easement.

NOW, THEREFORE, the commission finds that the surplus easement is no longer needed for a state highway purpose and recommends, subject to approval by the attorney general, that the Governor of Texas execute a proper instrument releasing all of the state's rights and interest in the surplus easement to Jareen E. Schmidt, Trustee of the Jareen E. Schmidt Revocable Trust, for \$12,826.

Submitted and reviewed by:


Director, Right of Way Division

Recommended by:


Executive Director

110714 SEP 28 06

Minute Number Date Passed

County : Brown
Highway No: US 67
Grantor : State of Texas

EXHIBIT A

TRACT 2

Being a 4933 square feet easement out of Lot 3, MARKET PLACE ADDITION, City of Brownwood, Brown County, Texas replat of part of J.R. Looney Highway Addition, Lots 1-4,7, parts of Lot 5,8, & 9, and 10-14 of Block 15, Lots 1-4 and part of 5 of Block 16, according to the plat thereof recorded in Volume 4, Page 390 of the Brown County Plat Records, and being part of the easement conveyed in a deed to the State of Texas recorded in Volume 279, Page 397, said 4933 square feet easement is more particularly described as follows:

COMMENCING at a ½" iron rod found in the existing north right of way line of US 67 (Commerce Street) and the southeast corner of Lot 1, of said Market Place Addition and being 50.00 feet left of and radial to the centerline of said US 67 at station 715+06.77, from which the P.C. station 714+36.48 (TxDOT plans CSJ 0054-06-059 [Deed Call 714+41.6, Vol.279, Pg 397] on the existing north right of way line of said US 67 is an arc distance of 67.56 feet, radius=1243.80 feet, a cord bearing of North 83°03'41" West and a cord distances of 67.56 feet. Thence North 06°04'46" East, a distance of 5.00 feet to a 60 penny nail set, THENCE along said proposed north easement line, at an arc distance of 93.68 feet to the East line of Lot 2, Delta Angle =4°19'57", radius=1238.80 feet, chord bearing and distance =South 86°41'07" East, 93.66 feet, to a 60 penny nail set at the west boundary line of said Lot 3, for the **POINT OF BEGINNING**;

- (1) THENCE North 02°26'04" East along the East line of said Lot 2, a distance of 30.01 feet to a "x" marked in concrete for the northwest corner of this easement;
- (2) THENCE along said existing north easement line, an arc distance of 174.92 feet, Delta Angle =8°17'27", radius=1208.80 feet, chord bearing and distance =North 86°58'15" East, 174.77 feet, to a 60 penny nail set at the west boundary line of Clements Street for the northeast corner of this easement;
- (3) THENCE along said west boundary line of Clements Street, on an arc distance of 3.20 feet, Delta Angle = 03°39'59", radius=50.00 feet, chord bearing and distance =South 10°12'39" West, 3.20 feet, to a 60 penny set for the east corner of this easement;
- (4) THENCE South 38°04'12" West, along said proposed new easement line, a distance of 37.83 feet to a 60 penny set and being 55.00 feet left of and radial to said US 67 centerline station 717+63.49;
- (5) THENCE along said proposed north easement line, an arc distance of 152.13 feet, Delta Angle = 07°02'10", radius=1238.80 feet, chord bearing and distance, South 87°37'49" West, 152.03 feet, to the place of beginning and containing 4933 square feet of land.

A Plat of even date herewith accompanies this legal description surveyed on the ground January 23, 2006.

Basis of Bearing is based on NAD 83, point number 10 and 11 from the City of Brownwood FEMA Map.

Texas Department of Transportation

By:



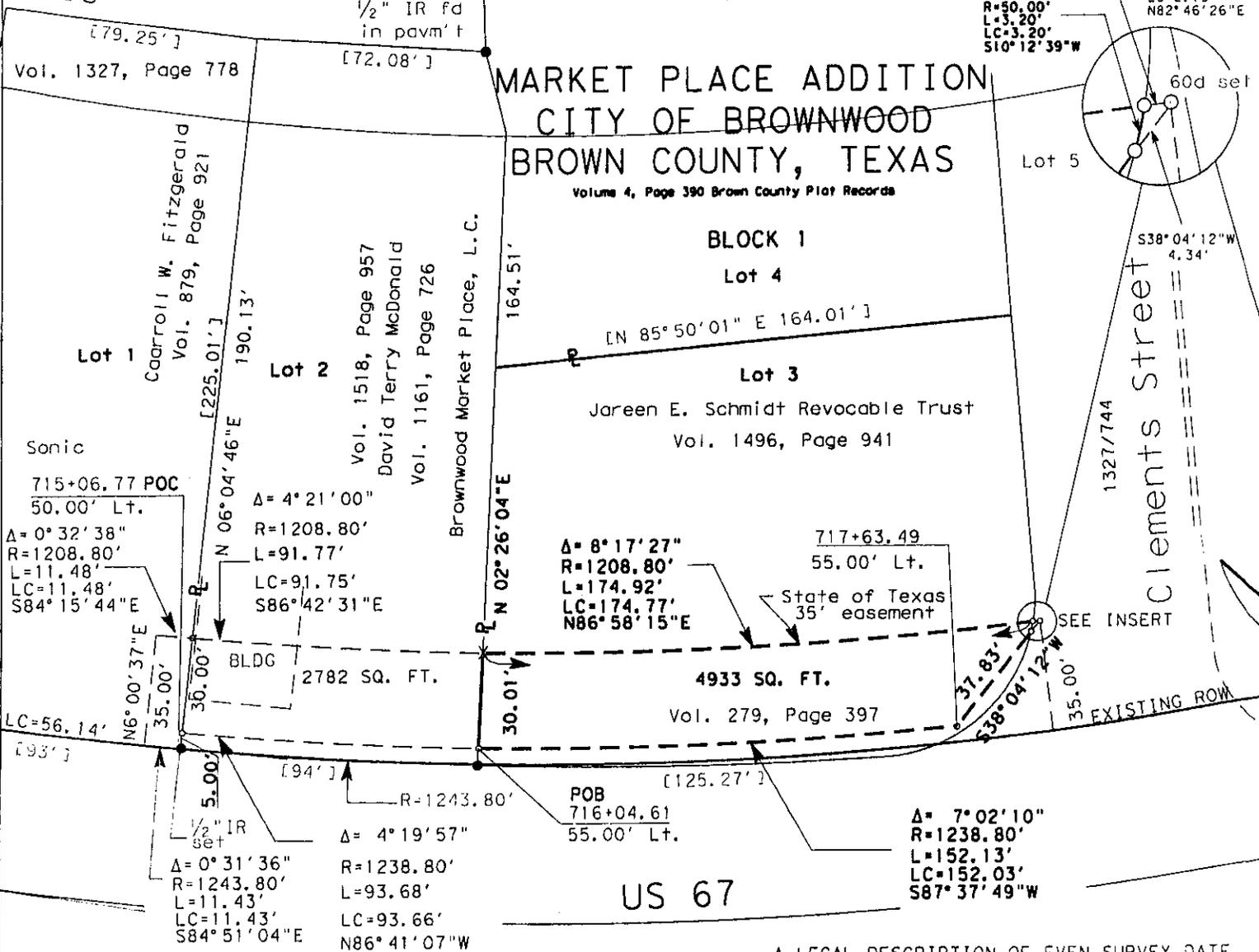
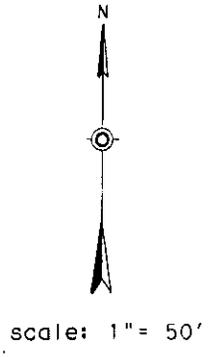
Sigifredo Bustos, Jr.

Registered Professional Land Surveyor

P.C. station=714+36.48 = [714+41.6]
 CSJ 0054-06-059
 Vol. 279, Pg. 397

Vol. 1283, Page 834
 &
 Vol. 838, Page 588

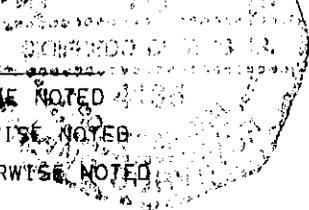
Vol. 625, Page 255



BASIS OF BEARING IS BASED ON NAD 83
 POINT NUMBER 10 AND 11 FROM THE CITY OF
 BROWNWOOD FEMA MAP

LEGEND

- 60d NAIL SET UNLESS OTHERWISE NOTED
- 1/2" IRON FOUND UNLESS OTHERWISE NOTED
- x CUT IN CONCRETE UNLESS OTHERWISE NOTED
- [DEED CALLS]



Sigifredo Bustos Jr.

TEXAS DEPARTMENT OF TRANSPORTATION
 SIGIFREDO BUSTOS JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4135

Brownwood District	Exhibit "A"	Brown County
CSJ 0054-06-XXX	US 67	JANUARY 2006
TRACT 2		4933 square feet

A LEGAL DESCRIPTION OF EVEN SURVEY DATE
 HERewith ACCOMPANIES THIS PLAT.
 SURVEYED ON THE GROUND JANUARY 23, 2006